This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 4569 PAGE 401

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jos. Franklin Spencer (NAME) | Same (NAME) | |
| 2136 Blair Boulevard (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 104-15-148 |
| Nashville, Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | E.K. |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100 ($10.00) ---------- *Dollars,*

cash in hand paid by Joseph Franklin Spencer and wife, Doris Lee Spencer, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Artie G. Brooks,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Joseph Franklin Spencer and wife, Doris Lee Spencer, their

~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 21 and the easterly 15 feet of Lot No. 22 on the Plan of St. Bernard Place, as of record in Book 161, Page 171, Register's Office for said County.

Said lot and part of said lot adjoin and front together 65 feet on the northerly side of Blair Boulevard, and extend back between parallel lines, 134.26 feet on the easterly line and 133 feet, more or less, on the westerly line, to an alley in the rear.

BEING the same property conveyed to Artie G. Brooks by deed of Dorothy Hooven Barker, Executrix, of record in Book _____ Page _____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 17th day of January 19 72

Affiant Jos. Franklin Spencer

My commission expires 3-5-75 (Affix Seal)

Notary Public Rebecca Thomas

This is unimproved ( ) improved ( ) property, known as 2136 Blair Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Joseph Franklin Spencer and wife, Doris Lee Spencer, their ~~successors~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph Franklin Spencer and wife, Doris Lee Spencer, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness my hand this* 17th *day of* January, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Artie G. Brooks

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Rebecca Thomas, *a Notary Public in and for said County and State,* Artie G. Brooks,

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 17 *day of* January, *19* 72.

Rebecca Thomas *Notary Public*

*Commission expires* 3-5-75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ....., *this* ..... *day of* ....., *19* .....

..... *Notary Public*

*Commission expires* .....

JAN 17 72 CONV 12,500.00
JAN 17 72 S TAX A* 32.50
JAN 17 72 PRT FEE A* .50
JAN 17 72 W DEED A* 4.00 * 37.00

**WARRANTY DEED**

FROM
ARTIE G. BROOKS

TO
JOS. FRANKLIN SPENCER, ET UX.

B 45136

IDENTIF. REFERENCE

JAN 17 11 43 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union

BROOKS REALTY
& CONSTRUCTION Co.
17th Floor - Third National Bank Bldg.
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